



TOWN OF GRAFTON
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PLANNING BOARD

GRAFTON PLANNING BOARD MEETING NOTES Monday, November 9, 2015

ACTION ITEMS

Draft Decision: SP 2015-11 – Homefield Credit Union – 86 Worcester Street – Sign Relief: The Board has a copy of a finding matrix for the special permit request for signs. Staff is requesting the Board members to go through each finding in order to assist in finalizing the decision.

Administrative Modification of Follette Street Solar Project (SP 2012-6) – Grafton Water District: The direct abutters and residents of Southfield Court who are able to view the existing vegetation line have submitted a letter of support for the installation of a solid vinyl fence per the Board's request at the 10-16 meeting. Staff recommends the Board approve the request for the installation of a 6 foot tall fence.

REVIEW AND DELIBERATION

Special Permit and Site Plan Approval for Solar Facility (2015-13) – 207 Providence Road – CEC Solar #1056 LLC (Applicant) / Robert and Karen Kell (Owner): Staff has prepared a matrix of findings that must be issues under Section 1.5.5. Staff is looking for the Board to discuss these findings in advance of the preparation of a decision. Staff will prepare a decision for review at the November 23rd meeting.

STAFF REPORT

Proposed Landscape Plan Revisions – Hilltop Self Storage and Solar Facility (SP 2015-2 & 3) – 100 Milford Road: Conservation and Planning Staff inspected the erosion control fencing at 11 Milford Road on Thursday Nov 5th as required by the Board's decision. The erosion controls were installed per plan. The property owner also stated he has continued with negotiations with the abutting residents who had sought legal action through the appeal of the Board's decision. He submitted a revised landscaping plan for comment. I stated the plan would require a modification by the Board and that the plan as drafted required modifications to the drainage basin. He stated he will discuss with the abutters and will submit a revised plan for a future meeting with the Board if it is deemed necessary.

Update on Tufts University – Knoll Site Solar Project – Review of Geotechnical Summary Letter from Graves Engineering, Inc: Graves has reviewed soil test results for the Tufts Solar facility site known as the "Knoll Site." The soil test results indicated the drainage system will require modification to increase the separation of the basin from ground water. Revised material will be shared with the Board on 11-23.

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PUBLIC HEARINGS

Modification of a Definitive Subdivision Plan Application – “Grafton Hill” Subdivision – 12 Clearview Street – Westerly Side Grafton LLC (Applicant/Owner): - The Board will consider an application for the modification of a previously endorsed and recorded definitive subdivision containing 23 lots. The subdivision plan was endorsed by the Board of Selectmen in 1953. Due to the complicated nature of this application, Town Counsel will be in attendance for the hearing. It is my recommendation that the Board hear the testimony and then ask questions of the applicant and Town Counsel and continue the hearing to another date to allow for the two attorneys to provide written responses back to the Board. It is my understanding that the subdivision rules and regulations do not apply to this application. However because the applicant wants to have the roadway accepted, they are proposing to modify the plans to comply with the construction standards for the road. I expect the Board to need multiple hearings to fully grasp the issues at hand as they are complex.

Major Residential Special Permit (MRSP 2014-10) – “Village at Institute Road” Subdivision – D. & F. Afonso Builders (Applicant/Owner): The Applicant has submitted finalized plans that reflect the 60 foot road layout deemed acceptable by DCAMM. The r-o-w was the last open issue the Board had identified for the hearing. I recommend the Board support a request for using the flexible development plan. This will allow for a trail system through the property which is forested. Also, I will be recommending that the Applicant apply for a special permit at the time of definitive to allow for a common driveway to be approved for the lots accessing directly off Institute Road. I think it will be important to maintain as much trees along Institute as possible and that curb cuts for all lots should be internal to the subdivision.